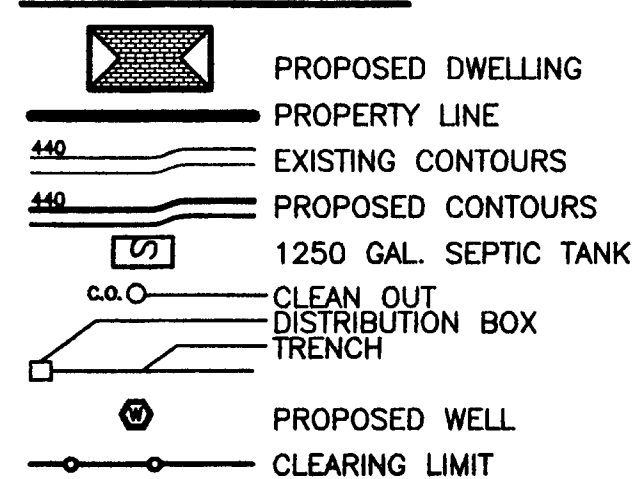


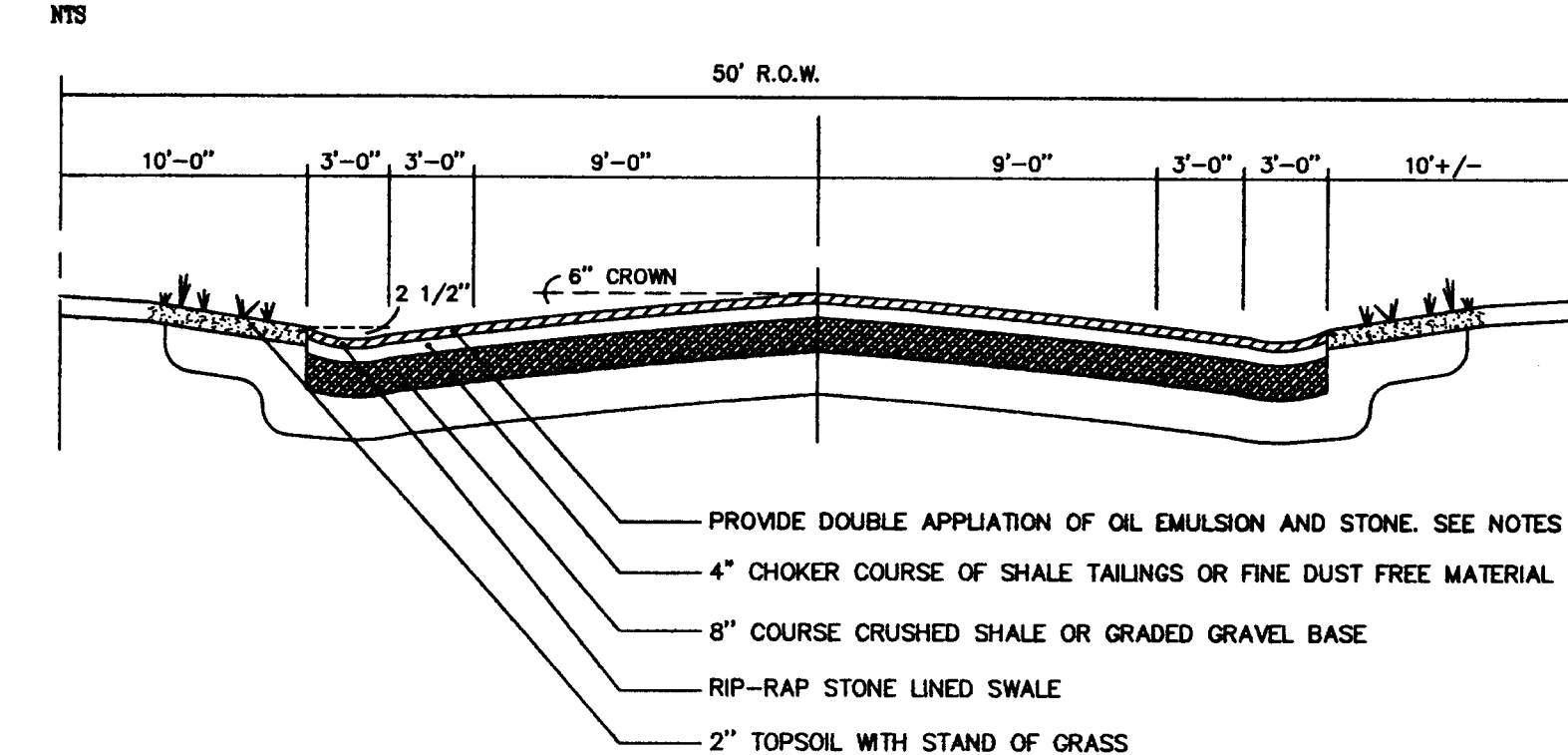
# MAP REFERENCE TOWN OF NEW WINDSOR SECTION 52 BLOCK 1 LOT 6

BULK TABLE			
R-1 DISTRICT	MINIMUM REQUIREMENTS	LOT 1 PROPOSED	LOT 2 PROPOSED
MINIMUM LOT AREA	80,000 SQUARE FEET	80,700± S.F.	125,000± S.F.
MINIMUM LOT WIDTH	175' FEET	550± FEET	612± FEET
MINIMUM FRONT SETBACK	45' FEET	46± FEET	46± FEET
MINIMUM SIDE SETBACK	40' FEET	22± * FEET	50± FEET
MINIMUM - BOTH SIDE SETBACK	80' FEET	N/A CORNER LOT	N/A CORNER LOT
MINIMUM REAR SETBACK	80' FEET	405± FEET	210± FEET
MAXIMUM BUILDING HEIGHT	35' FEET	28 FEET	35 FEET
MAX. DEVELOPMENT COVERAGE	20% PERCENT	1.4± PERCENT	1.4± PERCENT
* = PRE-EXISTING NON CONFORMING CONDITION			

## LEGEND:

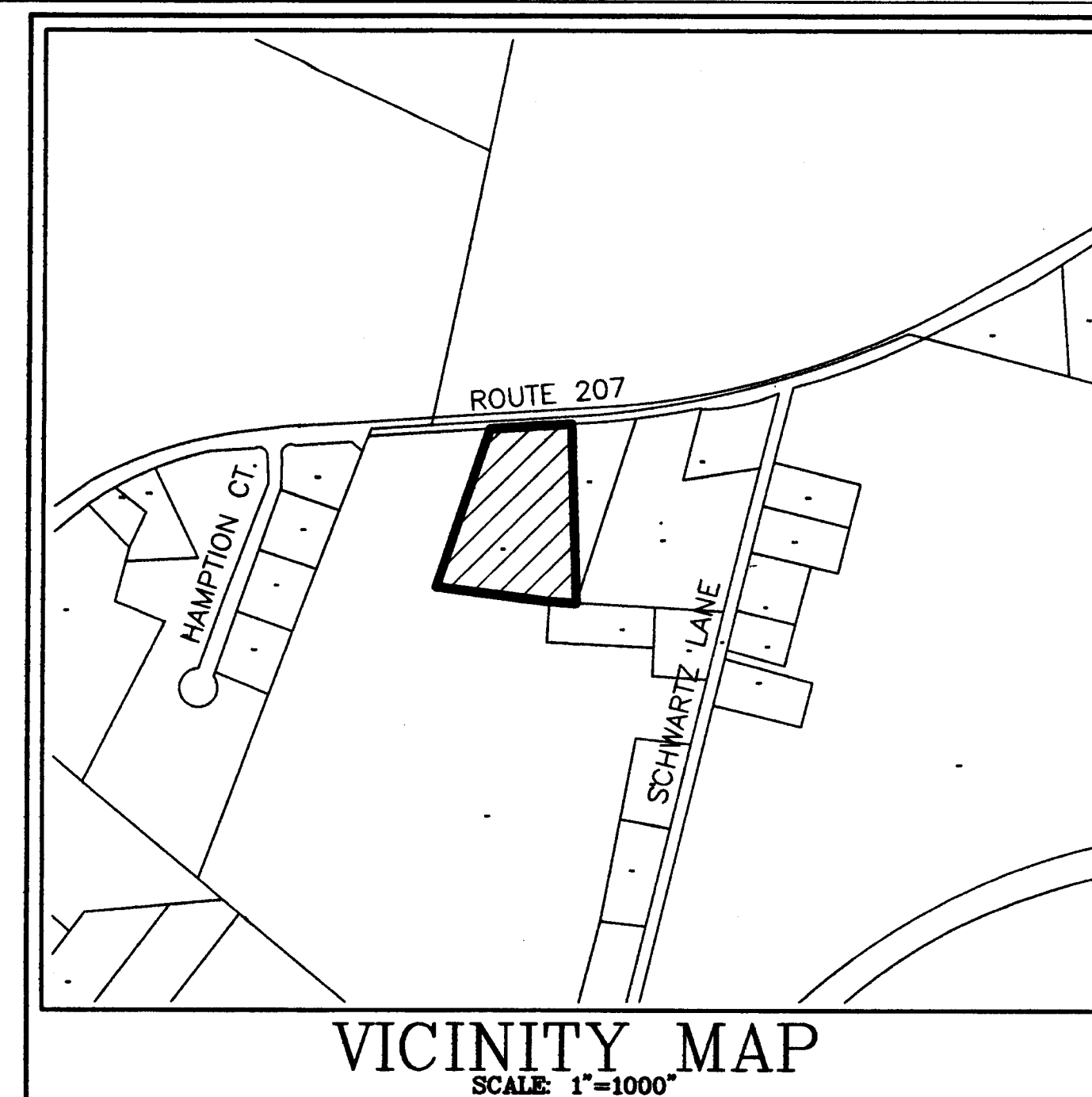


## TYPICAL PRIVATE ROADWAY SECTION



## Private Road Specifications.

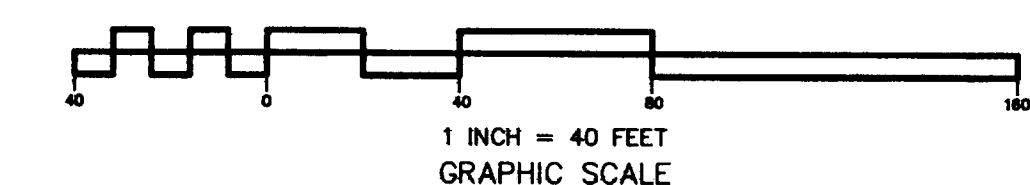
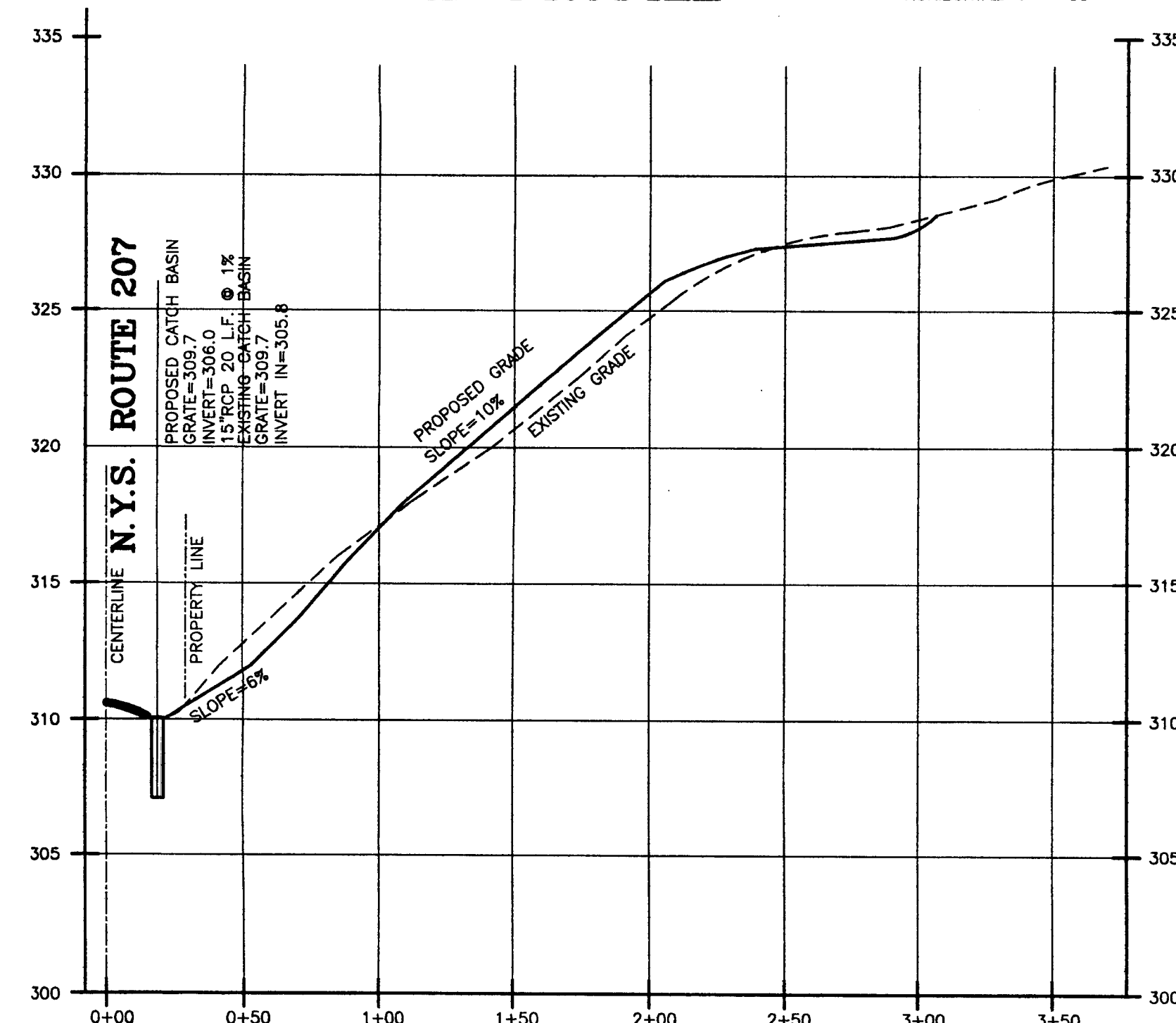
1. No private road shall be longer than 800 feet.
2. The private road will have the subbase prepared and compacted to maximum density (minimum 95%). Where grade alteration is required, the same shall be by use of run-of-bank or other non-frost-susceptible foundation material, compacted to maximum density (minimum 95%). Material shall be certified by the design engineer as suitable for the purposes indicated.
3. Private road will have a base course which shall consist of a minimum of eight inches of course crushed shale or graded gravel base, with a four-inch choker course of shale tailings or fine dust-free material placed on top of said base course shale, all of which will be compacted to maximum density (minimum 95%). A final surface treatment finish of double application oil emulsion and stone shall be applied to result in a dust-free surface. Each oil application shall be 0.5 gallon per square yard, and stone utilized shall be 3/8 inch. (d) A private road shall not be less than 18 feet in width (finished surface) and shall have, in addition, shoulders three feet in width on both sides of the road, which shoulders shall be compacted roadway base and top material (full depth) and shall also have a three-foot roadway drainage swale adjacent to each shoulder. Swale shall be grass lined or stone lined, as deemed appropriate for the site condition. The portion of the roadway within the Town road right-of-way shall be constructed in accordance with the Town street specifications for rural roads.
4. The right-of-way reserved for all private roads shall not be less than 50 feet in width; rights-of-way for cul-de-sacs shall not be less than 120 feet in diameter. (f) If any private road shall end in a cul-de-sac, said cul-de-sac shall have a finished surface being not less than 100 feet in roadway diameter. Alternate layouts will be considered, subject to Planning Board approval, when site conditions make construction of the full size cul-de-sac impractical.
5. No portion of any private road shall have a grade exceeding 12%. (h) All side slopes adjacent to or part of any private road shall not be steeper than a slope of two to one. A "two to one slope" is defined as a drop of one unit of distance vertically for every two units of distance horizontally. (i) If a private road is constructed over a place where water runs regularly or seasonally underneath said road or will be caused to do so as part of the proposed subdivision, bituminous-coated corrugated metal pipe (CMP) or smooth-lined polyethylene pipe culvert shall be installed underneath the road to permit the passage of water under said road. The size of said pipe shall be calculated by the applicant's engineer and shall be as acceptable to the Planning Board Engineer.



## NOTES:

1. THIS IS A SUBDIVISION OF A PARCEL ON TAX MAP SECTION 52 ~ BLOCK 1 ~ LOT 6 ON TAX MAPS OF TOWN OF NEW WINDSOR
2. AREA OF TRACT: 205,792.94 SQ.FT. - 4.724 ACRES
3. ZONE: R-1, RESIDENTIAL DISTRICT
4. NUMBER OF LOTS: 2
5. RECORD OWNERS: MR. JOHN PELLEGRINO
6. APPLICANT: MR. JOHN PELLEGRINO
7. FIRE DISTRICT:
9. SCHOOL DISTRICT: WASHINGTONVILLE CENTRAL SCHOOL DISTRICT
10. WATER DISTRICT: NONE - INDIVIDUAL WELLS
11. SEWER DISTRICT: NONE - INDIVIDUAL SEPTIC SYSTEMS
12. DATUM: U.S.G.S.
13. MONUMENTS IN ACCORDANCE WITH TOWN SPECIFICATIONS TO BE SET AT LOCATIONS MARKED WITH SYMBOL: □
14. ALL PROPERTY CORNERS SHALL BE MARKED WITH 3/4 INCH PIPE.
15. THE INDIVIDUAL LOTS ARE DESIGNATED WITH THE TAX LOT NUMBERS SHOWN THUS: □

## PROPOSED ROAD PROFILE



MINOR SUBDIVISION PLAN  
PREPARED FOR  
**LANDS OF PELLEGRINO**  
LOCATED IN THE  
TOWN OF NEW WINDSOR  
COUNTY OF ORANGE  
STATE OF NEW YORK

**HVE&LS**  
HUDSON VALLEY ENGINEERING  
& LAND SURVEYING, P.C.

20 West Main Street ~ Washingtonville ~ New York 10992  
TELEPHONE: (845) 497-3110 FAX: (845) 497-7989

DATE: FEBRUARY 18, 2005 FEBRUARY 28, 2005	DESIGN BY: <b>MEM</b> DRAWN BY: <b>LLG</b> JOB #: 10176-04	SCALE: 1" = 40' SHEET #: 1 OF 2
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EDWARD T. GANNON, P.L.S. N.Y.S. License No. 049907

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ENGINEER & PLANNING



